



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 02/25/2008**

Arlington Redevelopment Board  
Minutes of February 25, 2008

Members Present: Christopher Loreti  
Andrew West  
Edward Tsoi  
Roland Chaput  
Bruce Fitzsimmons

Also Present: Kevin J. O'Brien  
Joey Glushko  
David Berry

Andrew West called the meeting to order at 7:04 and introduced Doug Manz from Symmes Redevelopment Associates (SRA) to provide an update on the progress of the Symmes project. Doug Manz gave the Board a written summary. He indicated that the demolition of the hospital building was nearly complete and the demolition contractor was separating the materials for removal from the site. They would begin the demolition of the nurses building very soon. He reported on the surveying of homes that would be conducted prior to blasting that would be done to prepare the site. He told of the community meeting that they held on February 11<sup>th</sup> to explain the blasting, site preparation, and construction phases, and indicated that they would hold an extra community meeting before the beginning of summer to explain the construction phase again.

Ed Tsoi asked that SRA provide a simple schedule for the whole project. He then asked Doug Manz to comment on progress toward finding someone to occupy the medical office building (MOB). Doug Manz reported that they had no commitment yet and that strictly medical providers were not thinking about the development of a new site at this time. Ed Tsoi suggested that under the circumstances, they perhaps should consider a broader range of uses. Doug Manz indicated that they had had inquiries for other uses of the site such as assisted living and similar uses. He indicated that they would request that the Board extend the time that SRA may continue to try to develop the MOB site. He reminded the Board that it would have to decide to extend the time SRA would continue to hold the property by March 25 (he mis-spoke about the date, the actual date is March 29). Chris Loreti asked that he make a written request by March 15 and Ed Tsoi added that he should indicate in the request a broader range of uses that they would pursue.

Chris Loreti then asked Doug Manz to explain the problem they had found with the survey. Doug Manz explained that their engineer noticed a discrepancy in the metes and bounds and in an effort to correct it checked the deeds of all the abutting properties. The work resulted in a changed boundary description which was more accurate and which matched the boundary descriptions of all abutting properties. The corrected boundary description requires that a corrective deed be signed by the Board and recorded. This will be done as soon as the documents are prepared by attorneys for the Town and SRA.

Doug Manz then spoke about the medical office building. They continue to seek an operator and feel that they would like to ask for an extension of time to continue. The Board inquired about the response the developer might expect if the allowed uses were broadened. Doug Manz replied that he would be happy to look into other uses. Ed Tsoi suggested that SRA propose an expanded range of uses when they make their official request to extend the time they control the MOB site.

At the end of the discussion, Greg Jackmauh, from the Symmes Neighborhood Advisory Committee (SNAC) indicated that he thought SNAC had a different impression of the status that was reported by Doug Manz and asked if SNAC could have some time on a future agenda to present its impression. The Board agreed to schedule some time as soon as possible.

Andrew West then thanked Clarissa Rowe for interrupting her Selectmen's meeting to come and speak to the ARB about work she is doing in Broadway Plaza. She explained that she attended a meeting of concerned Arlington Center business people who were particularly concerned with dressing up Broadway Plaza. The group is a subset of a larger group addressing several issues in the area. Clarissa Rowe and other landscape architects from her office who also live in Arlington had analyzed the plaza and made suggestions of short, medium and long term improvements that could be made. She indicated that the short term improvements that deal with replacing the plantings will be done by volunteers, but that the medium term improvements which consist of removing some of the granite features will have to wait for the long term which will be done in conjunction with phase 2 of the Mass. Ave. redesign. Clarissa Rowe then returned to her Selectmen's meeting.

Andrew West then asked Christine Scypinski of the Waterfield Design Group to present her findings about new lighting and trash receptacles for Arlington Center. Christine Scypinski gave the Board a thorough presentation about lighting levels and options and the Board members expressed their preferences. It was decided that Ms. Scypinski will narrow the alternatives given the Board's preferences and present that at a future meeting.

The Board then reviewed requests for minor changes in special permit developments at 47 Mystic St. (wireless communications facility) and at 19 Massachusetts Avenue (change in signage). The Board decided that both were significant enough to warrant a public hearing.

The meeting adjourned at 11:30PM.

Respectfully submitted,  
Kevin J. O'Brien